

## Bitterley Parish Council

Minutes of the Parish Council Meeting held at Bitterley Village Hall

On Wednesday 8th January 2020

### **PRESENT**

Chairman: Mr RJ Osborne

Members: Mrs AM Holman, Mr P. Martin, Mr J. Gatehouse, Mr HWJ Watkins Mr. C. Chillingworth, and Mr. C. Mccamley,

Also present: Mrs S Jones (Clerk)

#### **1. To receive apologies and reasons for absence:**

Mr D Rogers, Mr T. Millard (Vice Chairman), Mr R. Watkins and Mrs. K. Wheeler

#### **2. Declarations of Interest:**

Mr P. Martin declared an interest in the Planning Application at Middleton Court.

#### **3. Public Participation:**

Attending to discuss the Planning Application at Middleton Court was Mr Mark Wiggin, Downton Hall, 'Otto' on behalf of 'Dutch Architecture'. The applicants' presentation began with an explanation of the plans showing the proposed changes to be made to the old barns which were once part of the farmstead of Middleton Court and answered questions from Parish Councillors present.

The main items discussed are listed below:

The Parish Council was concerned at the proposed change of use of the barns from their original purpose of agriculture to offices and manufacture of furniture on the proposed site, as opposed to being sited in what might be considered a more appropriate location such as an industrial estate. The applicants' responded that the application was relevantly sited since the Estate owner wished to make more use of some of the more redundant assets on Downton Estate as well as the fact that the owner of the company required an appropriate setting for the manufacture of high quality bespoke furniture.

Also, that there was a need to relocate the existing business to a new location that would allow it to grow and enable more employees to be recruited should they be needed than would be possible at the existing location.

Concern was expressed by Councillors about the potential effects of noise and dust pollution on nearby historic properties to which the applicants' responded that they had already undertaken surveys to assess the extent of these factors and would introduce measures designed to minimise any pollution

Another factor raised by Councillors was whether significant fire risk arising from working in timbered barns and the assembly of wooden furniture had been adequately taken into account as apart from fire doors shown at the end of one building on the plans this subject was not thought to have been fully reported on in the application. Applicants said they appreciated the fire risks of the proposed development as they would be required to ensure the adequacy of proposed preventative measures as well as fire escapes etc in order to satisfy the Local Authority.

The proposed access/egress of vehicles via a single route to and from the work site was considered to be undesirable by Councillors mainly due to what they believed to be a dangerous exit onto the B 4364 on leaving the premises and especially if the driver is intending to turn right; this is despite the reassuring conclusions of the traffic survey which was limited in its conclusions to proposing considerable widening of the vision splay by taking back the hedges.

It was argued by Councillors that such a measure on its own would be insufficient as it does not take into account that passing drivers have become habituated to accelerating while still well within the 30 mph limit travelling eastwards from the village in anticipation of the unrestricted speed limit ahead (nominally 50 mph for a B road) and have frequently been witnessed to pass the proposed work exit at speeds estimated to be in excess of 40 mph. Moreover, they will not be anticipating many vehicles if any emerging from between the hedges at this point. No official warning signs would be available from Shropshire Highways as the proposed route is not a public road. During this discussion with the applicants it was agreed that more consideration should be given by the applicants to using the farm track as an entrance only with vehicles exiting on to the Hopton Cangeford Lane instead so creating a one-way system although no guarantees were given that this would be the case

It was brought to the applicants' attention that there are significant ecological implications involved in converting the barns, which have long provided a quiet undisturbed refuge for roosting bats, and there may be problems in successfully relocating them to a suitable alternative location. Shropshire Planning will shortly be considering the recommendations and advice of the County Ecologist while other ecological surveys have already been carried out by the applicants. Not only bats, but generations of migrating birds, will have become familiar with returning to the same locations year after year. Other factors which may also have an impact on the fauna such as security illumination of the site at night need to be avoided and noise and general disturbance kept to a minimum. Even if approval is given to the application these ecological factors may delay any building works for a period of one year.

The Chairman thanked everyone for attending to explain the planning application as said the Parish Council would reflect on the information given before making any comment to SC.

**4. To confirm the Minutes of the Council Meeting held 13th November 2019**  
the minutes were APPROVED, and it was RESOLVED that the minutes be signed and ADOPTED as a true record. Proposed by Mr HWJ Watkins and seconded by Mr C. Chillingworth. Minutes signed by the Chairman.

**5. Matters arising from the Minutes**

- a. RO and Clerk to arrange a meeting of the Steering Group to discuss the next steps. **ACTION**
- b. The quote is still valid and the training is included for the defibrillators. Once the remaining two telephone boxes that SC missed on the last consultation have been confirmed that we can adopt them, the Defibrillators can be purchased. **ACTION**
- c. A letter was sent to the tenant responsible for the hedge opposite the village hall, a reply has been received stating they did not feel there was an issue with the hedge. A reply to be sent to them. **ACTION**

**6. Roads**

- a. Potholes on the A4117 from Henley to Brick Kiln Turn.
- b. Potholes at the top of Angel Bank
- c. Potholes on the road of Knowbury to the Snitton triangle and past the farm.
- d. When STWA closed the road at Rocks Green due to the water leak, vehicles were using Squirrel Lane as an alternative route, there has been considerable damage done on that lane that needs attention.
- e. At Brick Kiln turn to Middleon on the B4364 the road is crumbling by the 40 speed limit sign.
- f. Along the Bitterley to Roundthorn road there are potholes all along and in the Ford that need attention.
- g. Below Crow Leasow by Crow Leasow Cottage a pothole has been filled but it was caused by a blocked drain that needs clearing.

All above issues to be reported to Shropshire Council. **ACTION**

**7. Parking at Bitterley School**

Nothing additional, the school are still looking investigating the options.

**8. Planning Applications**

- a. Planning applications already made  
None
- b. Planning applications for consideration  
Middleton Court – 19/04196/FUL  
Agreed to make representations of concerns.
- c. Planning Decisions  
19/05103/FUL Upper Ledwyche Farm Middleton Ludlow  
Erection of an extension to existing manure store and construction of roof over – Granted

**9. Precept Requirement 20/21**

After a discussion was had on the summary of Income and Expenditure for the year it was proposed by Mrs AM Holman and seconded by Mr P. Martin that the amount of £7,179 was requested, which represents a 0% increase in the Parish Council element of the Council Tax. All Agreed.

**10. Financial Matters:**

a. **Financial Balance:** £24,802.72 after following payments made.

**b. Approved since last meeting:**

Chq No. 000654	Bitterley PCC	£550.00
Chq No. 000655	R Osborne	£35.00

**c. To approve the following payments:**

Chq No. 000656	St Mary PCC	£375.00
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**11. Correspondence**

None

**12. Reports**

None

The next meeting will be held on **Wednesday 11th March 2020 at 7.30pm**

**Note:** All meetings will be at 7.30pm